

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATIONS OF THE URBAN RENEWAL PLAN OF THE  
GOVERNMENT CENTER URBAN RENEWAL AREA AND THE DOWNTOWN  
WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA.

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the Boston City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where proposed modifications will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has received a proposal for the construction of a forty-four (44) story office building from 60 State Street Trust, the nominee of Cabot, Cabot and Forbes Company, a Delaware Corporation having its major office in Boston, Massachusetts, on a site bounded by State Street, New Congress Street, Dock Square with a pedestrian connector parallel to Merchant's Row west of 84 State Street and Sanborn's Fish Market; and

WHEREAS, the proposed development will necessitate modifications of the Government Center Urban Renewal Area and the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 901 of the Government Center Urban Renewal Area and Section 1101 of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, respectively.



NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That subsection B of Section 302 of Chapter 111 of the Government Center Urban Renewal Plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:

(a) That Parcels 13 and 14, with the exception of No. 6 Faneuil Hall Square, are consolidated as a new Parcel 13/14 as shown on the amended Land Use Map attached hereto.

(b) That Corn Court and Change Avenue will be discontinued and incorporated into Parcel 13/14.

(c) That the Land Use Provisions and Building Requirements for new Parcel 13/14 are as follows:

PARCEL 13/14

A. Permitted Uses

The Parcel shall be for General Office Use.

B. Building Requirements

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel E-11 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.



4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Closed parking permitted below grade.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.

(d) That number six (6) Faneuil Hall Square will be designated Reuse Parcel 14A and said Parcel 14A will be incorporated under subsection B of Section 302 of Chapter III of the Government Center Urban Renewal Plan.

(e) That the land use provisions and building requirements for Parcel 14A remains subject to the same restrictions as former Parcel 14.

(f) That Section 503 of Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is modified in the following manner:

(a) That Parcel E-11 as shown on the amended Land Use map attached hereto is hereby added to said Section 503.

(b) That said Parcel E-11 contains the following Land Use and Building Requirements.

PARCEL E-11

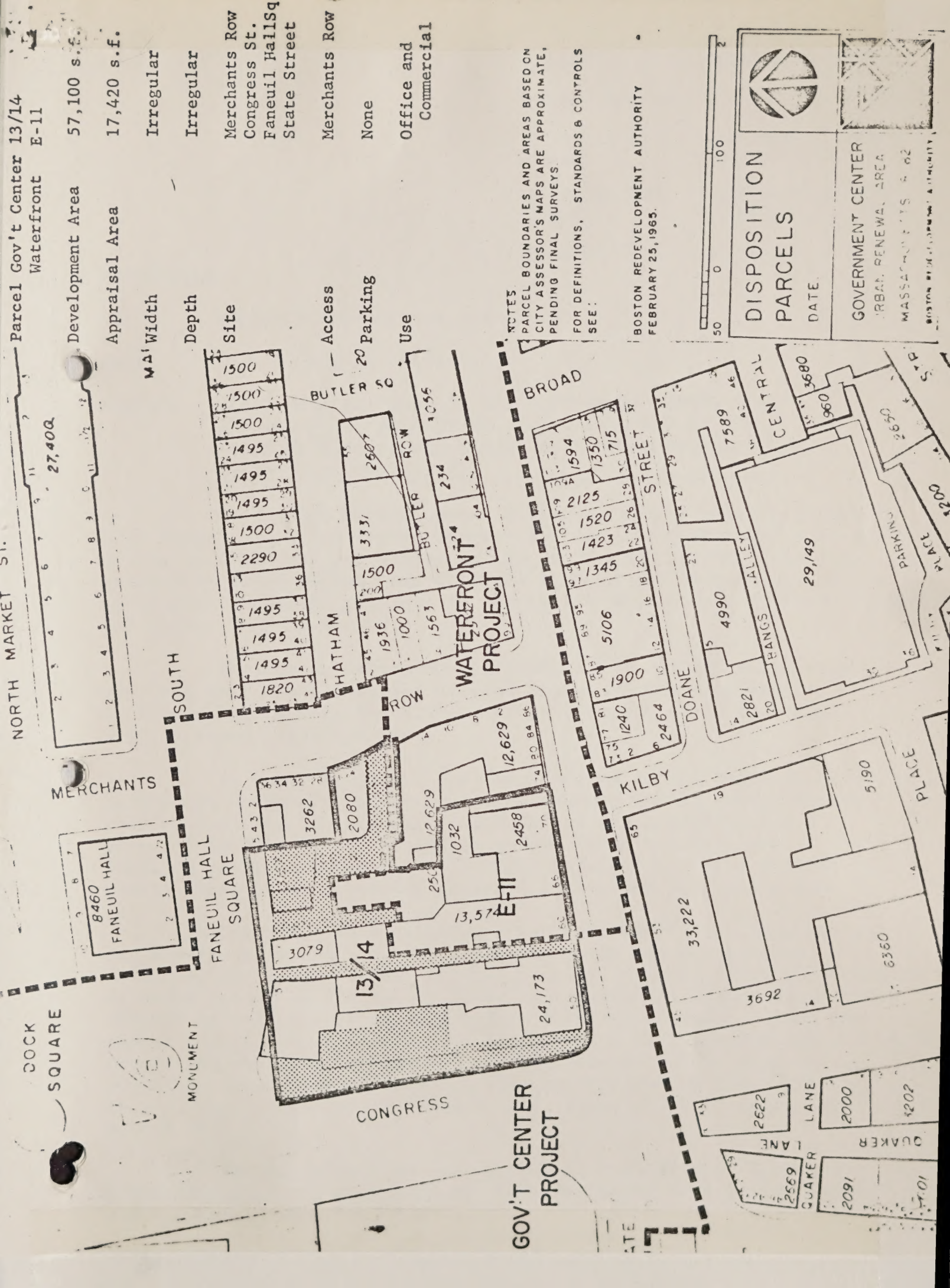
A. Permitted Uses: The Parcel shall be for General Office Use.



B. Building Requirements:

1. Floor Area Ratio: Not to exceed 18.5 when combined with Parcel 13/14 in the Government Center Urban Renewal Project Area.
2. Building Coverage: Maximum coverage of the site will be encouraged. A major pedestrian passageway must be maintained between the building mass on this parcel and the adjacent property at 84 State Street.
3. Height: The Major tower element is not to exceed 648' above elevation 34. On the Faneuil Hall Square frontage no element shall be more than 65 feet above elevation 34 for a distance of 75' from a line drawn from the North West Corner of the "Sanborn Building" in a westerly direction approximately parallel to the northerly face of the South Market Building.
4. Setback: From the building line on South Market Street there shall be no setback below 65 feet above elevation 34. There may be a setback above that elevation. On the East, West and South elevation there shall be no setback from the building line in accordance with Section 3 above.
5. Parking: No open parking. Closed parking permitted below grade.
6. Access: Parking and all loading access may only be from Merchant's Row.
7. Pedestrian Flow: An open pedestrian way must be maintained between the proposed development and 84 State Street in a north and south direction from State Street to Faneuil Hall.
8. Subway Access: The developer must construct that portion of the proposed public entrance of the State Street subway line which falls within the developer's property line taking into account the widening of State Street.







TABLED: October 8, 1970  
PUBLIC HEARING: October 22, 1970  
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RE-SUBMITTED: November 19, 1970  
TABLED: November 19, 1970  
RE-SUBMITTED: December 2, 1970

MEMORANDUM

TO: Boston Redevelopment Authority

5 A

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATIONS OF THE GOVERNMENT CENTER URBAN  
RENEWAL PLAN, PROJECT NO. MASS. R-35 AND OF THE  
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN,  
PROJECT NO. MASS. R-77

The Boston Redevelopment Authority has received a proposal from Cabot, Cabot and Forbes Company for the development of a 44-story office building and pedestrian arcade on a 54,233 square foot site bounded by State Street, New Congress Street, and Dock Square with a pedestrian connector parallel to Merchant's Row west of 84 State Street and Sanborn's Fish Market.

The Boston Redevelopment Authority's Design Review Department has determined that the careful design of the proposed structure blends with the historical environment of Faneuil Hall and the Faneuil Markets Area.

In order to permit the construction of the proposed building, it will be necessary to modify the Government Center Urban Renewal Plan by changing certain parcel boundaries and building requirements of Parcels 13 and 14 and to modify certain provisions of the Downtown Waterfront-Faneuil Hall Urban Renewal Area with respect to certain properties bordering on State Street and Merchant's Row.

The proposed development will not require the purchase of any additional parcels by the Authority which are not already scheduled for acquisition. It will require, however, that the controls of reuse Parcel 13 and Parcel 14 in the Government Center be modified. Parcels 13 and 14 will be combined to form Parcel 13/14. This new parcel will become a Development Parcel which will include the old reuse properties owned by the Authority, discontinued Public Ways and privately owned properties which will be acquired by the Developer. It will not include No. 6 Faneuil Hall Square which is presently in Parcel 14.

In the opinion of the General Counsel this is a minor modification of the Plan, and may be effected by vote of the Boston Redevelopment Authority.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Government Center Urban Renewal Area and the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

An appropriate Resolution is attached.

Attachment